

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**


**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.** 2017 80  
Date: January 3, 2016  
Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Collin County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.
2. **Terms of Sale.** Highest bidder for cash.
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/28/2007 and recorded in the real property records of Collin County, TX and is recorded under Clerk's File/Instrument Number, 20080107000021390 with Melissa E. Lory and Steve Gaffney (grantor(s)) and National City Mortgage, a Division of National City Bank mortgagee to which reference is herein made for all purposes.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Melissa E. Lory and Steve Gaffney, securing the payment of the indebtedness in the original amount of \$126,072.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.
5. **Property to be Sold.** BEING LOT 39, IN BLOCK G, OF THE PLANTATION RESORT, PHASE 1 D, AN ADDITION TO THE CITY OF FRISCO, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 11, PAGE 715, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Mortgage  
3232 Newmark Drive  
Miamisburg, OH 45342

  
SUBSTITUTE TRUSTEE

Coury Jacocks, Esq., Stacy Mestayer, Esq., Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Robert Ortolani, Mary Mancuso, Michele Hreha, Shelley Ortolani  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

FILED  
2016 NOV 21 PM 12:14  
CLERK OF COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY:  DEPUTY

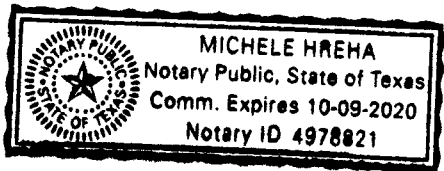


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STATE OF Texas  
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley O Abiani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of November, 2016.



Michele Hreha  
NOTARY PUBLIC in and for  
Dallas COUNTY  
My commission expires: 10-9-2020  
Print Name of Notary: Michele Hreha

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Collin County Clerk and caused to be posted at the Collin County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_